

IN THE UNITED STATES DISTRICT COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

DANIELE BOLDRINI aka DANIELE
Argentati BOLDRINI aka Daniele Boldrini
Petitioner,
v.

Case No. 3:22 cv 620

Luz. Co. Case N. 2021-10570

LUZERNE COUNTY
200 N. River Road
Wilkes Barre PA 18711

Luz. Co. Case N. 2021-10814

1900 CAPITAL TRUST II, by
7101 Wisconsin Ave Ste 1012
BETHESDA, MD 20814
Respondents,

FILED
SCRANTON

APR 28 2022

PER 
DEPUTY CLERK

NOTICE OF REMOVAL
TO FEDERAL COURT

Petitioner pro-se “Daniele Boldrini aka Daniele *Argentati* Boldrini aka Daniele A. Boldrini,” (herein referred as to “Daniele”) with the Consent of “Antonello Boldrini”, (referred as to “Antonello”) his father, which waiting for leave the court permission in the light of the USDC for MD of PA Honorable Judge Malachy Mannion (Doc.79) entered on April 13, 2022, that remanded the November 26, 2021 “First Removal”, hereby pursuant to 28 USC 1446(b)(3) Remove to the United States District Court For the Middle District of Pennsylvania , Scranton, the above Luzerne County CCP captioned “State Case N. 2021-10814 and the State Case N. 2021-10570”.

PARTIES.

PETITIONER

“Daniele_Boldrini_aka_
Daniele_A_Boldrini, aka
Daniele_Argentati_Boldrini”_
81, Frothingham Street
Pittston Twp. PA 18640
Ph. +1 570-504-5892
boldriniantonello@yahoo.com

Antonello Boldrini
81, Frothingham Street
Pittston Twp. PA 18640
Ph. +1 570-262-5207
boldriniantonello@yahoo.com
Consenter to remove only
NOT A PARTY yet

REPOENDENTS

LUZERNE COUNTY PA.
200 N. River Street
Wilkes Barre PA 18711

“1900 CAPITAL TRUST II”
7101 Wisconsin Ave. Ste 1012
Bethesda Maryland 20814

PROPERTY IN CONTROVERSY

Petitioners Principal-dwelling since construction on 1994:

Address : “ 81 Frothingham Street, Pittston, PA 18640

PIN....._E11S4 – 14- 6_
County Value \$. 280,000.00

Ownership JTWROS : “DANIELE A. BOLDRINI ANTONELLO BOLDRINI

Deed: Recorded Instrument#. 202165939_ Book_3021 Page_281799_
Previous Instrument#. 202110640_ Book_3021 Page_47660_
Same owners Instrument#. 5892786_ Book_3009 Page_218678_

Antonello Land since _1989 Inst.#_2806111_ Book _2306 Page _454_

EMERGENCY REMOVAL

Petitioner Mr. Daniele Boldrini Residents since February 1994 of “81 Frothingham Street Pittston PA” “property” that, being acquired on 04/19/1989 by Antonello and his late wife Pina Boldrini aka Giuseppina Boldrini (herein referred as to Giuseppina) (7/28/2009) Daniele’s Mother, was conveyed since November 2, 2009 by Antonello to Daniele & Antonello, Parent to Child & Parent joint tenants with rights of survivorship (See DEED Inst#.202110640 Book_3021 Page_47660__containing deeds since 1989), Hereby removes to Federal Court Two Luzerne County case and states the following:

The Petitioner represent that he will prepare a proper Complaint with the Court pointing and adding the necessary parties. Due to emergency.

This is the first step to remove the two cases and attach the State Court Dockets N. 2021-10570 Luzerne County v. Daniele Boldrini and Antonello Boldrini and N. 2021-10814 1900 CAPITAL TRUST II v.

This removal is Pursuant to 28 USC 1441 and 28 USC 1443.

1. The County Actions N. 2021-10570 base on the record on the docket was never served to Daniele and Antonello and also the Actions N. 2021-10814 was improperly but improperly on October 28, 2021, and on November 10, 2021,

2. These two cases must be removed to Federal Court because Luzerne County Court violated the U. S. Constitution knowingly .

3. Luzerne County and all other defendant deprived of life, liberty, or property, of Petitioner Daniele Boldrini and his father Antonello Boldrini without due process of law; in violation of the 5th. Amendment to U.S. Constitution.

4. The right of the people to “ be secure in their persons, houses, in violation of the 4th. Amendment to U.S. Constitution.”

5. Luzerne County and all other defendants nor shall any State deprive any person of life, liberty, or property, without due process of law of Plaintiff Daniele Boldrini and his father Antonello Boldrini without due process of law; in violation of the 5th. Amendment to U.S. Constitution.

6. The Defendants knowing that the transaction is designed in whole or in part to conceal or disguise the nature, the location, the source, the ownership, or the control of my property , and the proceeds of specified unlawful activity;

7. The County Court acted without subject matter jurisdiction and in conspiracy attempted to extort the property of Daniele which is never been a party in any litigation. on alleged case 2016-3597 Federal National Mortgage association

8. The Action filed in the County Court has been filed to mitigate the crime Committed by the Sheriff and Official “to conceal or disguise the nature, and the Ownership.

9. Falsification of Sheriff Service.
10. Falsification of records and Court Documents
11. Obstruction of Justice and false statement in Court.
12. Conspiracy against United States of America pursuant to 923.18 USC #371.

Daniele Boldrini seeking relief pursuant to his rights deprived from the
whom it may concern.

Attached are the Docket of the two cases.

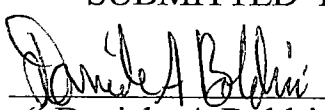
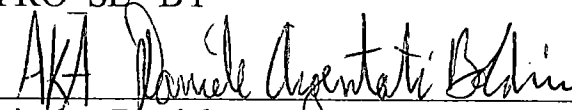

Docket Case 2021- 10570

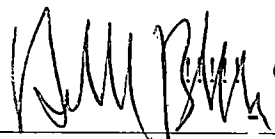
2021- 10570 *Luzerne County v. Daniele Boldrini And Antonello Boldrini.*

Docket Case 2021- 10814

2021- 10814 “ *1900 Capital Trust II v. Daniele Boldrini And Antonello Boldrini*”

SUBMITTED PRO SE BY

 AKA  AKA 
“Daniele A. Boldrini_aka_Daniele Argentati Boldrini_aka_Daniele Boldrini,”
81 Frothingham Street
Pittston PA 18640
570-504-5892



CAUTION antonello boldrini IS * NOT * A* PARTY*!!!!
Antonello Boldrini signing ONLY TO CONSENT DANIELE'S REMOVAL
81 Frothingham Street TO USDC MD PA Scranton.
Pittston PA 18640

IN THE UNITED STATES DISTRICT COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

DANIELE BOLDRINI aka DANIELE)	
Argentati BOLDRINI aka Daniele Boldrini	)	Case No. 3:22 _____
Petitioner,)	
v.)	
	)	Luz. Co. Case N. 2021-10570
LUZERNE COUNTY)	
200 N. River Road	)	Luz. Co. Case N. 2021-10814
Wilkes Barre PA 18711)	
)	
1900 CAPITAL TRUST II, by)	
7101 Wisconsin Ave Ste 1012)	
BETHESDA, MD 20814)	
Respondents,)	

ORDER

APRIL 13, 2022

UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF PENNSYLVANIA

LUZERNE COUNTY and :
1900 Capital Trust II, by :
U.S. Bank Trust National Assoc., :

Plaintiffs : CIVIL ACTION NO. 3:21-2005

v. :

(JUDGE MANNION)
ANTONELLO BOLDRINI, and :
DANIELE A. BOLDRINI, :

Defendants :

ORDER

Initially, the court will direct the clerk to correct the docket in this case since the parties' designation as "plaintiff" and "defendant" are incorrect. It appears, upon removal from the state court by defendants Antonello Boldrini, and his son, Daniele A. Boldrini, (collectively "Boldrinis"), erroneously captioned themselves as the "*plaintiffs*" in their notice of removal filed in federal court. (Doc. 1). If they were plaintiffs, they would have had no right or authority to remove this case to federal court. See Stanley v. Lowe's Companies, Inc., 2020 WL 1531387, at *2 (D. N.J. Mar. 31, 2020) ("A *defendant* may remove a civil action filed to federal court if the federal court would have original jurisdiction to hear the matter in the first instance."(emphasis added)) (citing 28 U.S.C. §1441(a); Boyer v.

Snap-on Tools Corp., 913 F.2d 108, 111 (3d Cir. 1990)). As such, the clerk of court is directed to correct the caption on this case as reflected above.

Briefly as a backdrop, this case was originally filed as two separate actions, one brought by plaintiff Luzerne County, and one brought by plaintiff 1900 Capital Trust II, by U.S. Bank Trust National Association, (“Capital Trust”), in the Court of Common Pleas of Luzerne County against the two Boldrini defendants. Both actions arose from a judgment entered against Boldrinis in a mortgage foreclosure case and the sale of their real property pursuant to a Sheriff’s Sale that was subjected to the mortgage held by Capital Trust.

Boldrinis, as state court defendants, then filed in this court a “Removal to Federal Court”, (Doc. 1), in which they removed the two separate state court actions, and improperly re-cast themselves as the “*plaintiffs*” even though both Boldrinis were, in fact, defendants in each of the state court actions. Unfortunately, when the clerk of court docketed this case, the error in the caption was not noted and Boldrinis were then improperly listed as the “*plaintiffs*” instead of the “*defendants*”, and the actual plaintiffs were listed as the defendants.

Presently before the court is the report and recommendation of Chief Magistrate Judge Mehalchick, (Doc. 67), filed on February 24, 2022, which

addresses several pending motions, including, motions to remand to the Court of Common Pleas of Luzerne County filed by plaintiffs Capital Trust and Luzerne County, (Doc. 4, Doc. 14), as well as a motion for removal, two motions for extension of time, and a motion for reconsideration filed by the Boldrini defendants. (Docs. 17, 19, 57 & 58). The report recommends that Capital Trust's and Luzerne County's motions to remand, (Doc. 4, Doc. 14), be granted, and that Boldrini's motion for removal, (Doc. 19), be denied. The report also recommends that Boldrini's motions for extension of time and reconsideration be struck as moot, (Doc. 17, Doc. 57, Doc. 58). In particular, the report recommends that this case be remanded to the Court of Common Pleas of Luzerne County since "[Boldrini] have failed to allege either diversity jurisdiction or federal question jurisdiction."

Also pending are two motions filed by Boldrini after the report was filed, namely, a motion for an extension of time to file a motion for leave of court to file an amended complaint and add 35 new defendants to this case, (Doc. 68), and a motion, (Doc. 78), to stay the order of this court granting Boldrini an extension of time until April 1, 2022 to file objections to the report pending resolution of their motion, (Doc. 72), to reinstate their appeal of a magistrate judge's decision, (Doc. 61).

Additionally, the report states, (Doc. 67 at 1-2), "Capital Trust [also] avers that removal by [Boldrinis] is improper as it violates a previous Order from the Court enjoining Antonello Boldrini from filing an action without leave of Court."¹

The undersigned has reviewed Judge Mariani's Order issued on December 9, 2019, (Doc. 122, 19-CV-1576), almost two years before the Boldrinis filed their "Removal to Federal Court", (Doc. 1), on November 26, 2021. No doubt that the Boldrinis were well-aware of Judge Mariani's December 9, 2019 Order when they removed the instant case to federal court. (See Doc. 122 at 3 n. 1, 19-CV-1576). The court finds that Boldrinis' filing, which relates to the same claims against Capital Trust that were raised in the 2016-3597 Luzerne County Court case, constitute a filing of a new case by Boldrini, without leave of court, in violation of Judge Mariani's

¹ The report did not address this issue in the body but noted, (Doc. 67 at 2 n. 1), as follows:

The Court recognizes Judge Mariani's Order [Doc. 122, 19-cv-1576] enjoining Antonello Boldrini "from filing, without leave of Court, any new case in this Court arising in connection with or relating to the facts and claims" of his state mortgage foreclosure proceedings. (Doc. 4, at 12-13); *1900 Capital Trust II by U.S. Bank Trust Nat'l Ass'n v. Boldrini*, No. 3:19-cv-01576 (M.D. Pa. Dec. 9, 2019), ECF No. 122. The Court notes that Antonello Boldrini has not demonstrated that he sought leave of Court to remove this case and that his actions are in violation of Judge Mariani's Order.

December 9, 2019 Order. The court also finds that the record demonstrates that Boldrini, by filing the present case in federal court, has clearly violated Judge Mariani's December 9, 2019 Order enjoining him from filing any new case in this court relating to the mortgage foreclosure proceedings with Capital Trust without first submitting, by mail, his notice of filing to Judge Mariani and seeking the Judge's pre-docketing review and authorization before filing his case. Thus, Boldrini has failed to abide by the court's directive.

As such, the court **REMANDS** this case, (**Doc. 1**), since it was filed by Boldrini in federal court without prior authorization in violation Judge Mariani's December 9, 2019 Order. See Danihel v. Office of President, 640 Fed.Appx.185 (3d Cir. 2016) (finding that district court did not abuse its discretion in dismissing plaintiff's case that violated the court's filing injunction issued against plaintiff even though "the causes of action listed in [plaintiff's] [second complaint] are labeled differently than those in the first complaint, [since] the two complaints effectively make the same substantive arguments.") (citing Jarbough v. Att'y Gen., 483 F.3d 184, 189 (3d Cir. 2007) ("We are not bound by the label attached by a party to characterize a claim and will look beyond the label to analyze the substance of a claim.")).

The court also **DISMISSES AS MOOT** all of the other pending matters filed in this case, namely, (**Docs. 4, 14, 17, 19, 57, 58, 67, 68, 72 & 78**).

The clerk of court is directed to **CLOSE** this case.

s/ Malachy E. Mannion
MALACHY E. MANNION
United States District Judge

DATED: April 13, 2022
21-2005-02

IN THE UNITED STATES DISTRICT COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

DANIELE BOLDRINI aka DANIELE)	
Argentati BOLDRINI aka Daniele Boldrini)	Case No. 3:22 _____
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200 N. River Road)	Luz. Co. Case N. 2021-10814
Wilkes Barre PA 18711)	
)	
1900 CAPITAL TRUST II, by)	
7101 Wisconsin Ave Ste 1012)	
BETHESDA, MD 20814)	
Respondents,)	

Property Deed

10/08/2021

Instrument #. 202165939_

Book_3021 Page_281799_

Commonwealth of Pennsylvania

Luzerne County

SS

I, *Joan Hoggarth*, Clerk of Records in and for Luzerne County,
Pennsylvania, do hereby certify the following instrument to be a true and
correct copy of a

Deed Exempt

DANIELE A. BOLDRINI & ANTONELLO

from **BOLDRINI**

to **DANIELE A. BOLDRINI & ANTONELLO BOLDRINI**

as the same was filed of record on October 8,
2021 in Record Book

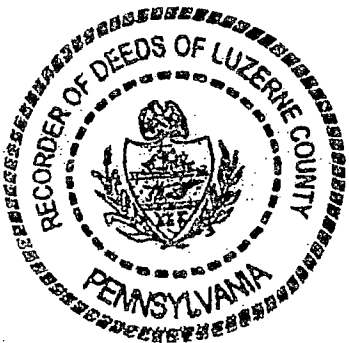
No. 3021, commencing at page 281799

and ending on page 281807 in my office.

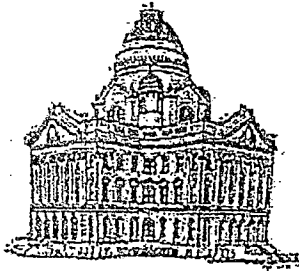
WITNESS my hand and official seal
at Wilkes-Barre, PA, this 13th day of October, 2021.

Joan Hoggarth

Clerk of Records



JOAN HOGGARTH
LUZERNE COUNTY CLERK OF RECORDS
DIVISION OF JUDICIAL SERVICES AND RECORDS



Recorder of Deeds Division
Luzerne County Courthouse
200 N. River Street
Wilkes-Barre, PA 18711
(570) 825-1641

***RETURN DOCUMENT TO:**
ANTONELLO BOLDRINI
81 FROTHINGHAM STREET
PITTSBURGH TOWNSHIP, PA 15640
PHONE: (570) 504-5892

Instrument Number - 202165939

Recorded On 10/8/2021 At 1:52:52 PM

***Instrument Type - DEED EXEMPT**

Invoice Number - 1107717

User ID: MJH

***Total Pages - 9**

***Grantor - BOLDRINI, DANIELE A BOLDRINI, DANIELE ARGENTATI**

***Grantee - BOLDRINI, DANIELE A BOLDRINI, ANTONELLO**

***Customer - ANTONELLO BOLDRINI**

***FEES**

PA WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
COUNTY RECORDING FEE	\$21.50
COUNTY ARCHIVES FEE	\$2.00
RECORDER'S ARCHIVES FEE	\$3.00
HOUSING TRUST FUND	\$13.00
TOTAL PAID	\$80.25

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
of Luzerne County, Pennsylvania



Joan Hoggarth
Joan Hoggarth
Clerk of Records
Recorder of Deeds Division

PARCEL IDENTIFICATION NUMBER
E11S4-14-6-T
Total Property Identification Numbers: 1

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 202165939

BOOK: 3021 PAGE: 281799

Parcel Identification Number : 51-E11S4 -014- 006-000
Property TAX Description : 51-C-65-D12-R-D89-6

CERTIFIED PROPERTY IDENTIFICATION NUMBER
MUNICIPALITY Pittston we
PIN MAP E11S4 BLOCK 14 LOT 6
TRANSFER ✓ DIVISION
DATE 10/8/2021 AW
MAPPING CLERK

"WE THE PEOPLE" **DEED**

Made this 7th day of October in the year of our Lord Two-Thousand-Twenty-One (2021),

BETWEEN "DANIELE A. BOLDRINI & ANTONELLO BOLDRINI, his father , as owners joint tenants with rights of survivorship (JTWROS)" since 11/02/2009 inst.# 5892786 confirmed on 03/28/2017 inst.# 201716213 of this property 81 Frothingham Street Pittston Township Luzerne County, PA 18640 , United States of America, and residents since 1994,

GRANTORS

A-N-D

"DANIELE A. BOLDRINI & ANTONELLO BOLDRINI, his father, as owners jointly tenants with rights of survivorship (JTWROS)" since 11/ 02/2009 inst.# 5892786 confirmed on 03/28/2017 inst.# 201716213 of this property 81 Frothingham Street Pittston Township Luzerne County, Pennsylvania 18640 , United States of America, and residents since 1994,

GRANTEES

WITNESSETH, that *without-consideration* for the purpose of confirming title to real estate as "Parent-To -Child & Parent as "joint tenants with rights of survivorship (JTWROS)" [Pursuant to 61 Pa Code #91.152 (a) (1)(2) to confirm & specify that they hold the property individually interest of 100 % each that is identical to the property interest intended to pass with the Original Deed that was recorded dated November 02/ 2009 Book 3009 Page 218678 and confirmed on the later Deeds recorded on 03/28/2017 Book 3017 56845 & on 06/29/2018 Book 3018 Page 119988 & on 08/23/2018 Book 3018 Page 158965 & the latest made on 02/19/2021 Book 3021 Page 47660 (63 pp.) having attached all DEEDS to 1993, including transfer of title to real estate by operation of law as a result of an existing survivorship interest...

THE GRANTORS convey to the GRANTEES , theirs Heirs and Assigns,

ALL the surface or right of soil of and in all that certain lot, piece or parcel of land situate, lying and being in the Township of Assigns Pittston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING at a point in the Southwesterly line of Frothingham Street, said point of beginning being fifty-five and on no- hundredths (55.00) feet distant Northwesterly as measured along said line of Frothingham Street from the Northerly corner of lot No. 126 on Frothingham Street as per map of Pennsylvania Coal Company;

REC Book 3021 Page 281800

2

THENCE South 33 degrees 1 minute West, passing through Lot No. 122, a distance of one hundred seventeen and seventy-five one-hundredths (117.75) feet to the Northwesterly line of an alley;

THENCE North 56 degrees 59 minutes West, along said line of said alley seventy and no one-hundredths (70.00) feet to a point;

THENCE North 33 degrees 1 minute East, passing through Lot No. 120 a distance of one hundred seventeen and seventy five one hundredths (117.75) feet to the Southwesterly line of Frothingham Street;

THENCE South 56 degrees 59 minutes East, along said last mentioned line, seventy and no one-hundred (70.00) feet to the place of beginning.

CONTAINING an area of eight thousand two hundred-forty two and no one-hundredths (8,242.00) square feet, more or less; being the Northwesterly rectangular forty-five and no one-hundredths (45.00) feet of Lot No. 122 and the Southeasterly rectangular twenty-five and no one-hundredths (25) feet of Lot No. 120 on Frothingham Street as per map of Pennsylvania Coal Company and comprising a portion of "PARCEL NO. 2" in conveyance from Pennsylvania Coal Company to Joseph E. Stella and Clare Stella, his wife, dated September 26, 1968

And

BEING the same premises was conveyed to Antonello Boldrini and Pina Boldrini, his wife, by Deed of Joseph E. Stella and Clare Stella, his wife, dated April 13, 1989, and recorded in the office of the Recorder of Deeds in and for Luzerne County in Pennsylvania Deed_Book_2306_at Page_454_;

And

BEING the same premises was conveyed to Antonello Boldrini & Giuseppina Boldrini, his wife, by Deed of Antonello Boldrini and Pina Boldrini, his wife, dated July 20, 1993, and recorded in the office of the Recorder of Deeds in and for Luzerne County Pennsylvania in Deed_Book_2462_at Page_1058_;

And

BEING the same premises was conveyed to Antonello Boldrini by operation of the law for entirety as survivor to Giuseppina Boldrini, his wife, death, 7/28/2009, property at recorder of Deeds in and for Luzerne County Pennsylvania in Deed_Book_2462_at Page_1058_;

And

BEING the same premises was conveyed to Antonello Boldrini, & Daniele A. Boldrini, "parent & child" (Daniele is the son of Giuseppina Boldrini & Antonello Boldrini] by a DEED made pro-se of Antonello Boldrini & Daniele Boldrini dated November 2, 2009, and recorded in the office of Recorder of Deeds of Luzerne County Pennsylvania Deed_Book_3009_at Page_218678_Instrument #5892786_

And,

BEING the same premises was conveyed to same Daniele Argentati Boldrini & Antonello Boldrini, joint tenants with rights of survivorship (JTWROS), by DEED of same "Daniele A. Boldrini & Antonello Boldrini" dated March 28, 2017,and recorded in the office of Recorder of Deeds in and for Luzerne County Pennsylvania Deed_Book_3017_at Page_56845_ ; Instrument #201716213_

And,

BEING the same premises was conveyed to same Daniele A. Boldrini & Antonello Boldrini, as joint tenants with rights of survivorship (JTWROS), by Deed of the same "Daniele Argentati Boldrini & Antonello Boldrini", dated June 29, 2018,and recorded in the office of Recorder of Deeds in and for Luzerne County Pennsylvania . Deed_Book_3018_at Page_119988_Instrument #201834769_

And,

BEING the same premises was conveyed to same Daniele A. Boldrini & Antonello Boldrini as joint tenants with rights of survivorship (JTWROS), by Deed of the same Daniele A. Boldrini & Antonello Boldrini dated August 23, 2018,and recorded in the office of Recorder of Deeds in and for Luzerne County Pennsylvania Deed_Book_3018_at Page_158965__ Instrument # 201845668_

And

BEING the same premises conveyed to same Daniele Argentati Boldrini & Antonello Boldrini as joint tenants with rights of survivorship (JTWROS) by Deed of the same Daniele A. Boldrini & Antonello Boldrini dated February 19, 2021,and recorded in the office of Recorder of Deeds in and for Luzerne County Pennsylvania Deed_Book_3021_at Page_47660__ Instrument #202110640_ of Total 63. Pages_

SUBJECT to the same exceptions, reservations, restrictions, and agreements as contained in prior Deeds in chain of title.

THIS is a conveyances between child & father as joint tenancy with right of survivorship (JTWROS) and is therefore transfer tax exempt.

THIS Deed of Confirmation is made "without consideration for the purpose of confirming title to real estate under original recorded document, including a deed that only asserts transfer of title to real estate by operation of the law as a result of an existing survivorship interest, and it, is not taxable .

THIS is last "Confirmation/ Correctional Deed" after 02/19/2021 and as the original of 11/02/2009 made by Antonello Boldrini & Daniele A. Boldrini re 81 Frothingham Street Pittston PA 18640 Father & Child Conveyance Deed generated after 07/28/2009's Conveyance Act by operation of law since the 07/20/1993's-and- 04/13/1989 deeds for entirety between husband and late wife and, pursuant to 61 Pa. Code 91.151 (a)(1), and it is therefore transfer tax exempt.

THE PURPOSES of the within Deed [under 061-Pa. Code 91.151(a)(1);-&91.152(1)], are:

91.151(a)(1):- The grantee of the deed of confirmation held or holds record title to the property interest described in the deed of confirmation under a prior deed.

91.151(a)(2):- The deed of confirmation is made solely for the purpose of making the grantee's record legal title under the prior deed sure and unavoidable.

(1) To Confirm the original Deeds made on November 02/2009 Book-3009 Page-218678 and to Correct deed dated 03/28/2017 Book -3017 Page-56845 and dated on 06/29/2018 Book-3018 Page 119988 and dated 08/23/2018 Book-3018 Page-158965, and the last one dated February 02/19/2021 Book 3021 Page 47660 Instrument # 202110640 (63 pp).

(2) To Make Annotation asserting the transfer of title on July 28, 2009 of the same premises to Antonello Boldrini by Operation of Law as a result of the existing survivorship interest with his wife by including the copies of 2009' Certificate of Death and the Deed of Antonello Boldrini and Pina Boldrini, his wife, dated July 20, 1993, recorded in the office of the Recorder of the Deeds in and for Luzerne County Pennsylvania in the Deed Book 2462 at Page 1058 ;

And,

3) To mention to the record the affidavits by Federal National Mortgage Association Fannie Mae dated 08/24/2016/ and by PROF 2013 Legal Title Trust II US Bank dated 04/11/2018 that declares that they had no interest on the property 81 Frothingham Street Pittston Pa 18640 and neither have been the alleged Plaintiff alleged by Martha E. Von Rosenstiel P. C. lawyers of the foreclosure action commenced on 01/10/2017 in Luzerne County n. 2016-3597 Federal National Mortgage Association Fannie Mae v Antonello Boldrini and neither in any other state or federal nor Appellate Court of USA based on fraudulent documents recorder in conspiracy. [See 150 pp. Instrument_201834022_Book_3018_Page_117166_ (page 5 & page 11)]

And,

(4) To Make Annotation that since March 31, 2018 any security interest alleged on the premises Under & Thereafter to Chase loan #1764018817 Inst. 5496919__ Book_3003_Page_72745__, & 2010 Alleged Modification loan #1764018817 Inst. 5916884__ Book_3010_Page_86265__, & 2015 Alleged Modification loan #1764018817 Inst. 201519669 Book_3015_Page_71155__, & 2016 Alleged Assignment /mtg. #1764018817 Inst. 201637440 Book_3016_Page_132323__ & 2017 Alleged Assignment /mtg. #1764018817 Inst. 201702545 Book_3017_Page_10048__ & 2019 Alleged Assignment /mtg. #1764018817 Inst. 201909992 Book_3019_Page_29796__ BECAME all VOID by Operation of Law due to Antonello Boldrini's Rescission Notices sent properly to #31 people pursuant to the U. S. Supreme Court opinion in *Jesinoski v. Countrywide Home Loans, Inc.* (2015) "*The Notice Mailed is the Rescission its self*," & miscellaneous dossier of 150 pp. has been officially recorded Instrument_201834022_Book_3018_Page_117166__

(5) To register a chain of 50 years Deeds back to 1968 Pa Coal Company.

And,

6) TO REPORT being victims of crimes and IDENTITY THEFT as reported since July 2020, to PITTSTON TWP. POLICE 421 Road Street Pittston TWP PA 18640 that since "on 2019 February Individuals allegedly Michael Niccolini" from Bethesda MD 20814 7101 Wisconsin Avenue Suite 1012 after making a fraudulent hard Inquire on 10/10/2018 stealing my S.S.# and other personal informations changing my Name as to "Antonello BOLDRINI (two I) and my address to 2 W. Olive St. Scranton Pa 18506 scamming a Banks Fraud and Swindles pursuant to Title 18 United States Code Sect. 1341. Antonello filed a complaint with the FTC,

7) TO REPORT Fraud on fabricated assignment PVK Properties# Inst.202100039 01/04/2021 FOR WHICH HAS BEEN POSSIBLE TO DISCOVER WHO IS BEHIND
Appear that THE GOVERNAMENT IS MANIPULATED BY RACKETEERING

THE FACT that Pittston TWP. Police.

refused sine 2020 to provide Police Report asking for Subpoena & Judge Gelb Quashed the Subpoena on August 2021 (Actually She Quashed 19 Subpoena) that include information from the United States Postal Service on Mail Fraud of Attorney of HILL WALLACK LLP related to False Service sworn on 3/18/2021 filed in the Case 2016-3597 for which Mr. Brian Szumski, in attempting to cover-up "the organization", knowingly & purposely as cold blood Hit-Man in ATTEMPTING TO STEAL PROPERTY FROM HEREIN "GRANTEES & GRANTORS

GOD SAVE AMERICA

Parcel Identification Number: 51-E11S4 -014 -006-000-
Property TAX Description : 51-C-65-D12-R-D89-6

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHTS TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

And the said Grantors for the above Will Warrant Specially the property hereby conveyed.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

October 8, 2021

Daniele A. Boldrini AKA Daniele Argenti Boldrini
DANIELE A. BOLDRINI a.k.a. DANIELE ARGENTATI
BOLDRINI a.k.a. DANIELE ARGENTATI
D.A.B. AB

Antonello Boldrini
ANTONELLO BOLDRINI

Joseph J. Murphy SEAL
WITNESS

Joseph J. Murphy SEAL
WITNESS

Parcel Identification Number : 51-E11S4 -014- 006-000
Property TAX Description : 51-C-65-D12-R-D89-6

Prepared by:

ANTONELLO BOLDRINI & DANIELE A. BOLDRINI
81 Frothingham Street
Pittston Twp, PA 18640
570-262-5207; 570-504-5892
boldriniantonello@yahoo.com

COMMONWEALTH OF PENNSYLVANIA)

) ss.

COUNTY OF LUZERNE

On this, 7th day of October , A. D. 2021, before me, a Notary Public, the undersigned Officer, personally appeared ANTONELLO BOLDRINI AND DANIELE A. BOLDRINI A.K.A. DANIELE ARGENTATI BOLDRINI known to me (or satisfactory proven) to be the person whose names are subscribed to the within instrument, and acknowledge that he executed the same for the purposes therein contained with their current address at 81 Frothingham Street Pittston Township Pennsylvania 18640.

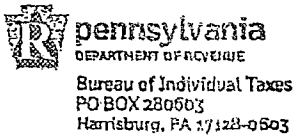
In Witness Whereof, I hereunto set my hand and official seal.



NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Joseph J. Mirenyi, Notary Public
Luzerne County
My commission expires October 21, 2023
Commission number 1113598
Member, Pennsylvania Association of Notaries

REV-183 EX (04-10)



**REALTY TRANSFER TAX
STATEMENT OF VALUE**
202165939
See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	3021
Page Number	281799
Date Recorded	10/8/21

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	DANIELE A. BOLDRINI & ANTONELLO BOLDRINI			Telephone Number:	(570) 504-5892
Mailing Address	City	State	ZIP Code		
81 FROTHINGHAM STREET	PITTSTON TWP.	PA	18640		

B. TRANSFER DATA

Grantor(s)/Lessor(s)
DANIELE A. BOLDRINI & ANTONELLO BOLDRINI

Mailing Address
81 FROTHINGHAM STREET

City State ZIP Code
PITTSTON PA 18640

C. Date of Acceptance of Document

Grantee(s)/Lessee(s)
DANIELE A. BOLDRINI & ANTONELLO BOLDRINI

Mailing Address
81 FROTHINGHAM STREET

City State ZIP Code
PITTSTON PA 18640

D. REAL ESTATE LOCATION

Street Address
81 FROTHINGHAM STREET

County School District Tax Parcel Number
LUZERNE PITTSTON AREA SCHOOL 51-E11S4-014-006-000

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☒ N

1. Actual Cash Consideration 0.00	2. Other Consideration +0.00	3. Total Consideration = 0.00
4. County Assessed Value 250,000	5. Common Level Ratio Factor x 1.12	6. Fair Market Value = 250,000

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 100.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
---	---	---

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☒ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 10/08/21
---	------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

IN THE UNITED STATES DISTRICT COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

DANIELE BOLDRINI aka DANIELE)	
Argentati BOLDRINI aka Daniele Boldrini	)	Case No. 3:22 _____
Petitioner,)	
v.)	
	)	Luz. Co. Case N. 2021-10570
LUZERNE COUNTY)	
200 N. River Road	)	Luz. Co. Case N. 2021-10814
Wilkes Barre PA 18711)	
)	
1900 CAPITAL TRUST II, by)	
7101 Wisconsin Ave Ste 1012)	
BETHESDA, MD 20814)	
Respondents,)	

Property Deed

11/02/2009__

Instrument#. 5892786__Book_ 3009 Page__218678__

ORIGINAL

Commonwealth of Pennsylvania

Luzerne County

ss

I, **Joan Hoggarth**, Clerk of Records in and for Luzerne County,
Pennsylvania, do hereby certify the following instrument to be a true and
correct copy of a

Deed Exempt

from ANTONELLO BOLDRINI

to DANIELE BOLDRINI AND ANTONELLO BOLDRINI

as the same was filed of record on November 2,
2009 in Record Book

No. 3009, commencing at page 218678

and ending on page 218681 in my office.

WITNESS my hand and official seal
at Wilkes-Barre, PA, this 6th day of August, 2021.

Joan Hoggarth

Clerk of Records



original

BILL OF SALE**STATE OF PENNSYLVANIA, COUNTY OF LUZERNE**

Know All Men By These Presents, that in this Second Day of November, Two Thousand and Nine, **ANTONELLO BOLDRINI**, of 81 Frothingham Street, Pittston Twp., PA 18640, **SURVIVING SPOUSE of GIUSEPPINA BOLDRINI**, from the same address, Deceased on July 28-09, for and Consideration of payment of the sum of \$ 1.00 (One Dollar) paid by check#1870, do hereby grant, bargain, sale and convey to **DANIELE BOLDRINI and ANTONELLO BOLDRINI**, of 81 Frothingham Street, Pittston Twp., PA 18640, and theirs, executors, administrators, successors and assigns the following property:

All House Items, and All Other Contents belonging to Giuseppina Boldrini and Antonello Boldrini located at Eugene and Marianne Cameli residence, 76 Frothingham Street Pittston Twp., PA 18640, for storage and safe keeping since 2005.

I, hereby warrant that I am the lawful owner of said property and that I have full legal right, power and authority to sell said property. I further warrant said property to be free from any lien, security interest or other encumbrances ant that I warrant and defend said property hereby sold against any and all persons whomsoever.

IN WITNESS WHEREOF, we, the Seller and Buyers, have hereto set hand and seal this Second Day of November, 2009

Antonello Boldrini
ANTONELLO BOLDRINI (Seller)

Daniele A Boldrini
DANIELE BOLDRINI (Buyer)

Antonello Boldrini
ANTONELLO BOLDRINI (Buyer)

CERTIFIED PROPERTY IDENTIFICATION NUMBER
MUNICIPALITY Pittston Twp
PIN MAP E1134 BLOCK 14 LOT 6
TRANSFER _____ DIVISION _____
DATE 11-4-09 JPB
MAPPING CLERK

STATE OF PENNSYLVANIA, COUNTY OF LUZERNE

On this 2 day of November, 2009 before me personally appeared **ANTONELLO BOLDRINI**, And **DANIELE A. BOLDRINI**, to me known to be individuals described in and who executed the foregoing instrument, and who duly acknowledged to me that they executed same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

Susan J. Stair

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Susan J. Stair, Notary Public
City of Kingston, Luzerne County
My commission expires March 29, 2013

signed

ALL the surface or right of soil of and in all that certain lot, piece or parcel of land situate, lying and being in the Township of Pittston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING at a point in the Southwesterly line of Frothingham Street, said point of beginning being fifty-five and no hundredths (55.00) feet distant Northwestwardly as measured along said line of Frothingham Street from the Northerly corner of Lot No. 126 on Frothingham Street as per map of Pennsylvania Coal Company;

THENCE South 33 degrees 1 minute West, passing through Lot No. 122, a distance of one hundred seventeen and seventy-five one-hundredths (117.75) feet to the Northeasterly line of an alley;

THENCE North 56 degrees 59 minutes West, along said line of said alley seventy and no one-hundredths (70.00) feet to a point;

THENCE North 33 degrees 1 minute East, passing through Lot No. 120 a distance of one hundred seventeen and seventy-five one-hundredths (117.75) feet to the Southwesterly line of Frothingham Street;

THENCE South 56 degrees 59 minutes East, along said last mentioned line, seventy and no one-hundredths (70.00) feet to the place of beginning.

CONTAINING an area of eight thousand two hundred forty-two and no one-hundredths (8,242.00) square feet, more or less, being the Northwestwardly rectangular forty-five and no one-hundredths (45.00) feet of Lot No. 122 and the Southeastwardly rectangular

BOOK 2462 PAGE 1058

Grantee Add.
81 Frothingham St.
Pittston, PA. 18640

Antoniello Bolchini

original

RECORDER OF DEEDS
LUZERNE COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER

5892786

RECORDED ON

Nov 02, 2009

11:05:50 AM

BOOK: REC/3009

PAGE: 218678

Total Pages: 4



I hereby CERTIFY that this
document is recorded in the
Recorder of Deeds Office of
Luzerne County, Pennsylvania.

James Red O'Brien

JAMES RED O'BRIEN
RECORDER OF DEEDS

PA WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
LUZERNE COUNTY RECORDING FEE	\$13.00
LUZERNE COUNTY ARCHIVES FEE	\$2.00
LUZERNE RECORDER'S ARCHIVES FEE	\$3.00
LUZERNE COUNTY HOUSING TRUST FUND	\$13.00
TOTAL PAID	\$41.50

INV: 591969

REC Book 3009 Page 218680

REV-183 EX (11-04)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280803
HARRISBURG PA 17128-0803

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid 0
Book Number 3009
Page Number 218678
Date Recorded 11-2-09

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name ANTONELLO BOLDRINI Telephone Number (570) 504-5892
Street Address 21 FROTHINGHAM City PITTSBURGH State PA Zip Code 15201

B. TRANSFER DATA**Date of Acceptance of Document**

Grantor(s)/Lessor(s) ANTONELLO BOLDRINI Grantee(s)/Lessee(s) ANTONELLO BOLDRINI
Street Address 21 FROTHINGHAM ST. Street Address 76 FROTHINGHAM ST.
City PITTSBURGH State PA Zip Code 15201 City PITTSBURGH State PA Zip Code 15201

C. PROPERTY LOCATION

Street Address 76 FROTHINGHAM ST. City, Township, Borough PITTSBURGH TWP
County LUZERNE School District PITTSBURGH AREA Tax Parcel Number 1154-14-6

D. VALUATION DATA

1. Actual Cash Consideration <u>1.00</u>	2. Other Consideration <u>0</u>	3. Total Consideration <u>= 1.00</u>
4. County Assessed Value <u>300,700</u>	5. Common Level Ratio Factor <u>X 1</u>	6. Fair Market Value <u>= 300,700</u>

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100 1b. Percentage of Interest Conveyed 100

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.)

PARENT TO CHILD & PARENT

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Antonello Boldrini Date 11-2-09

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

REC Book 3009 Page 218681

IN THE UNITED STATES DISTRICT COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

DANIELE BOLDRINI aka DANIELE)	
Argentati BOLDRINI aka Daniele Boldrini	)	Case No. 3:22 _____
Petitioner,)	
v.)	
	)	Luz. Co. Case N. 2021-10570
LUZERNE COUNTY)	
200 N. River Road	)	Luz. Co. Case N. 2021-10814
Wilkes Barre PA 18711)	
)	
1900 CAPITAL TRUST II, by)	
7101 Wisconsin Ave Ste 1012)	
BETHESDA, MD 20814)	
Respondents,)	

STATE DOCKETS

2021-10570

James L Haddock, Prothonotary
 Printed: 04/28/2022 08:18:38 AM

Case #: 202110570

Rec Date: 10/26/2021 11:00:14 AM
 Doc Grp/Desc: CIV / PETITION

Plaintiff: LUZERNE COUNTY
 200 N RIVER STREET
 WILKES-BARRE, PA 18711

Defendant: BOLDRINI DANIELE
 81 FROTHINGHAM STREET
 PITTSTON PA 18640
 BOLDRINI ANTONELLO
 81 FROTHINGHAM STREET
 PITTSTON PA 18640

---- DOCKET ITEMS -----

Rec Date	Description
10/26/2021	PETITION Comment: TO VOID DEED Fee: \$170.75
10/26/2021	AOPC COVER SHEET Fee: \$0.00
10/26/2021	RULE Fee: \$0.00
10/26/2021	PROPOSED ORDER Fee: \$0.00
10/26/2021	EXHIBITS Fee: \$0.00
10/26/2021	CERTIFICATE OF SERVICE Fee: \$0.00
10/26/2021	BRIEF
10/26/2021	CERTIFICATE OF SERVICE
10/26/2021	PROPOSED ORDER Fee: \$0.00
10/26/2021	PETITION - SUBSEQUENT FILING Fee: \$0.00
10/26/2021	MEMORANDUM OF LAW Fee: \$0.00
11/04/2021	SHERIFFS SERVICE
11/17/2021	MOTION

Comment: EMERGENCY
 11/17/2021 CERTIFICATE OF SERVICE
 11/17/2021 MOTION
 Comment: EMERGENCY
 11/17/2021 CERTIFICATE OF SERVICE
 11/17/2021 PETITION - SUBSEQUENT FILING
 11/17/2021 CERTIFICATE OF SERVICE
 11/24/2021 PRAECIPE
 11/24/2021 CERTIFICATE OF SERVICE
 11/24/2021 PRAECIPE
 11/24/2021 CERTIFICATE OF SERVICE
 11/24/2021 PRAECIPE
 11/24/2021 CERTIFICATE OF SERVICE
 11/24/2021 PRAECIPE
 11/24/2021 CERTIFICATE OF SERVICE
 11/24/2021 APPEAL TO APELLATE COURT
 Fee: \$68.00
 11/24/2021 CERTIFICATE OF SERVICE
 Fee: \$0.00
 11/29/2021 RULE 236 NOTICE PROVIDED ON
 11/29/2021 ORDER WITH RULE 236
 11/29/2021 RULE 236 NOTICE PROVIDED ON
 11/29/2021 ORDER WITH RULE 236
 11/29/2021 RULE 236 NOTICE PROVIDED ON
 11/29/2021 ORDER WITH RULE 236
 11/29/2021 RULE 236 NOTICE PROVIDED ON
 11/29/2021 CERTIFICATE OF REMITTAL/REMAND OF RECORD
 Comment: NOTICE OF APPEAL SENT TO SUPERIOR COURT 11/29/21
 11/29/2021 NOTICE OF REMOVAL
 11/29/2021 CERTIFICATE OF SERVICE
 11/29/2021 RESPONSE
 11/29/2021 ORDER WITH RULE 236
 12/06/2021 PROOF OF SERVICE
 Comment: SUPERIOR COURT RCVD
 12/06/2021 OTHER
 Comment: SUPERIOR COURT DOCKET SHEET (1537 MDA 2021)
 12/21/2021 NOTICE OF REMOVAL
 01/19/2022 BRIEF
 02/23/2022 RULE 236 NOTICE PROVIDED ON
 02/24/2022 ORDER WITH RULE 236
 02/24/2022 RULE 236 NOTICE PROVIDED ON
 03/08/2022 ORDER
 Comment: SUPERIOR COURT ORDER FILED, APPEAL QUASHED
 03/18/2022 ORDER WITH RULE 236
 03/18/2022 RULE 236 NOTICE PROVIDED ON
 04/18/2022 ORDER
 Comment: UNITED STATES DISTRICT COURT ORDER DATED 4/13/22 FILED
 04/18/2022 APPEAL TO APELLATE COURT
 Fee: \$68.00
 04/18/2022 CERTIFICATE OF SERVICE

04/19/2022 CERTIFICATE OF REMITTAL/REMAND OF RECORD
Comment: NOTICE OF APPEAL SENT TO COMMONWEALTH COURT 4/19/22

04/19/2022 ORDER WITH RULE 236

04/19/2022 RULE 236 NOTICE PROVIDED ON

04/22/2022 ORDER WITH RULE 236

04/22/2022 RULE 236 NOTICE PROVIDED ON

04/22/2022 NOTICE

04/22/2022 CERTIFICATE OF SERVICE

IN THE UNITED STATES DISTRICT COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

DANIELE BOLDRINI aka DANIELE)	
Argentati BOLDRINI aka Daniele Boldrini	)	Case No. 3:22 _____
Petitioner,)	
v.)	
	)	Luz. Co. Case N. 2021-10570
LUZERNE COUNTY)	
200 N. River Road	)	Luz. Co. Case N. 2021-10814
Wilkes Barre PA 18711)	
)	
1900 CAPITAL TRUST II, by)	
7101 Wisconsin Ave Ste 1012)	
BETHESDA, MD 20814)	
Respondents,)	

STATE DOCKETS

2021-10814

James L Haddock, Prothonotary
 Printed: 04/28/2022 08:13:19 AM

Case #: 202110814

Rec Date: 11/03/2021 03:11:11 PM
 Doc Grp/Desc: CIV / COMPLAINT IN EJECTMENT

Plaintiff: 1900 CAPITAL TRUST II BY US BANK TRUST NATIONAL ASSOCIATION
 NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE
 7101 WISCONSIN AVE.,
 STE 1012
 BETHESDA, MD 20814
 Counsel: FEIN, JILL M

Defendant: BOLDRINI ANTONELLO
 81 FROTHINGHAM STREET
 PITTSTON, PA 18640
 BOLDRINI DANIELE
 81 FROTHINGHAM STREET
 PITTSTON, PA 18640\\
 OCCUPANTS
 81 FROTHINGHAM STREET
 PITTSTON, PA 18640

---- DOCKET ITEMS -----

Rec Date	Description
----------	-------------

11/03/2021	COMPLAINT IN EJECTMENT
------------	------------------------

Fee: \$170.75

11/17/2021	SHERIFFS SERVICE
------------	------------------

11/17/2021	PETITION - SUBSEQUENT FILING
------------	------------------------------

11/17/2021	CERTIFICATE OF SERVICE
------------	------------------------

11/24/2021	PRAECIPE
------------	----------

11/24/2021	CERTIFICATE OF SERVICE
------------	------------------------

11/29/2021	NOTICE OF REMOVAL
------------	-------------------

11/29/2021	CERTIFICATE OF SERVICE
------------	------------------------

11/29/2021	CERTIFICATE OF SERVICE
------------	------------------------

12/01/2021	NOTICE OF REMOVAL
------------	-------------------

12/21/2021	NOTICE OF REMOVAL
------------	-------------------

01/19/2022	BRIEF
------------	-------

04/18/2022	ORDER
------------	-------

Comment: UNITED STATES DISTRICT COURT ORDER DATED 4/13/22 FILED

04/22/2022	NOTICE
------------	--------

04/22/2022	CERTIFICATE OF SERVICE
------------	------------------------

IN THE UNITED STATES DISTRICT COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

DANIELE BOLDRINI aka DANIELE)	
Argentati BOLDRINI aka Daniele Boldrini	)	Case No. 3:22 _____
Petitioner,)	
v.)	
	)	Luz. Co. Case N. 2021-10570
LUZERNE COUNTY)	
200 N. River Road	)	Luz. Co. Case N. 2021-10814
Wilkes Barre PA 18711)	
)	
1900 CAPITAL TRUST II, by)	
7101 Wisconsin Ave Ste 1012)	
BETHESDA, MD 20814)	
Respondents,)	

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BOOK AND PAGE	TYPE	DATE RECORDED	MUNICIPALITY	INSTRUMENT #	PAGES	PRICE	CART
LUZERNE COUNTY							
BOOK:2285 PAGE:878	RELEASE OF MORTGAGE	JAN 2, 1988	DURYEA BOROUGH	5187463	4	\$4.25	Add to cart <input type="checkbox"/>
BOOK:2285 PAGE:878	DEED	SEP 30, 1988	PITTSTON TOWNSHIP	2785218	4	\$4.25	Add to cart <input type="checkbox"/>
BOOK AND PAGE	TYPE	DATE RECORDED	MUNICIPALITY	INSTRUMENT #	PAGES	PRICE	CART

Displaying records 1 to 2 of 2

Go to page: | 1

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Displaying records 1 to 2 of 2

Go to page: | 1

BOOK AND PAGE	TYPE	DATE RECORDED	MUNICIPALITY	INSTRUMENT #	PAGES	PRICE	CART
LUZERNE COUNTY							
BOOK:2306 PAGE:454	MORTGAGE	MAR 20, 1998	HAZLETON CITY	5198342	3	\$3.50	Add to cart <input type="checkbox"/>
BOOK:2306 PAGE:454	DEED	APR 19, 1989	PITTSTON TOWNSHIP	2806111	4	\$4.25	Add to cart <input type="checkbox"/>
BOOK AND PAGE	TYPE	DATE RECORDED	MUNICIPALITY	INSTRUMENT #	PAGES	PRICE	CART

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Go to page: | 1

DOCUMENT SEARCH RESULTS

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SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



Romilda P. Crocamo
Acting County Manager

Joan Hoggarth
Director of Judicial Services & Records

1900 CAPITAL TRUST II BY US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE
vs.

Case Number
10814-2021

ANTONELLO BOLDRINI (et al.) DANIELE BOLDRINI

SHERIFF'S RETURN OF SERVICE

11/10/2021 09:30 AM - DONALD KRESKESKI, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY
SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON NOVEMBER 10, 2021 AT 9:30 AM,
PREVAILING TIME, HE SERVED THE WITHIN COMPLAINT IN EJECTMENT (CIEJ) UPON ANTONELLO
BOLDRINI, THE WITHIN NAMED, BY HANDING TO ANTONELLO BOLDRINI PERSONALLY, AT 81
FROTHINGHAM ST, PITTSTON, PA 18640 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A
TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.

OK

Donald Kreskeski
DONALD KRESKESKI, CORPORAL

11/10/2021 09:30 AM - DONALD KRESKESKI, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY
SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON NOVEMBER 10, 2021 AT 9:30 AM,
PREVAILING TIME, HE SERVED THE WITHIN COMPLAINT IN EJECTMENT (CIEJ) UPON DANIELE A
BOLDRINI AKA DANIELLE ARGENTATI BOLDRINI, THE WITHIN NAMED, BY HANDING TO ANTONELLO
BOLDRINI, FATHER, THE PERSON FOR THE TIME BEING IN CHARGE AT 81 FROTHINGHAM ST,
PITTSTON, PA 18640 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED
COPY AND MAKING KNOWN THE CONTENTS THEREOF.

NOT DEFENDANT

Owner

Donald Kreskeski
DONALD KRESKESKI, CORPORAL

11/10/2021 09:30 AM - DONALD KRESKESKI, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY
SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON NOVEMBER 10, 2021 AT 9:30 AM,
PREVAILING TIME, HE SERVED THE WITHIN COMPLAINT IN EJECTMENT (CIEJ) UPON OCCUPANTS,
THE WITHIN NAMED, BY HANDING TO ANTONELLO BOLDRINI, OCCUPANT, THE PERSON FOR THE
TIME BEING IN CHARGE AT 81 FROTHINGHAM ST, PITTSTON, PA 18640 IN THE COUNTY OF LUZERNE,
STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS
THEREOF.

Donald Kreskeski
DONALD KRESKESKI, CORPORAL

SO ANSWERS,

B. M. Szumski
BRIAN M. SZUMSKI, SHERIFF

November 16, 2021

PROTHONOTARY LUZERNE COUNTY
FILED NOV 17 21 PM 12:24

SHERIFF'S OFFICE OF LUZERNE COUNTY

Brian M. Szumski
Sheriff



Romilda P. Crocamo
Acting County Manager

Joan Hoggarth
Director of Judicial Services & Records

LUZERNE COUNTY
vs.
DANIELE BOLDRINI (et al.)

Case Number
10570-2021

SHERIFF'S RETURN OF SERVICE

10/28/2021 04:06 PM - RYAN FOY, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON OCTOBER 28, 2021 AT 4:06 PM, PREVAILING TIME, HE SERVED THE WITHIN PETITION TO VOID DEED WITH RULE AND BRIEF UPON DANIELE BOLDRINI, THE WITHIN NAMED, BY HANDING TO ANTONELLO BOLDRINI, FATHER, THE PERSON FOR THE TIME BEING IN CHARGE AT 81 FROTHINGHAM ST, PITTSTON, PA 18640 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.



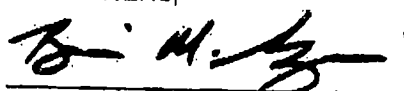
RYAN FOY, LIEUTENANT

10/28/2021 04:06 PM - RYAN FOY, DEPUTY SHERIFF, FOR SHERIFF OF SAID COUNTY, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS, THAT ON OCTOBER 28, 2021 AT 4:06 PM, PREVAILING TIME, HE SERVED THE WITHIN PETITION TO VOID DEED WITH RULE AND BRIEF UPON ANTONELLO BOLDRINI, THE WITHIN NAMED, BY HANDING TO ANTONELLO BOLDRINI PERSONALLY, AT 81 FROTHINGHAM ST, PITTSTON, PA 18640 IN THE COUNTY OF LUZERNE, STATE OF PENNSYLVANIA, A TRUE AND ATTESTED COPY AND MAKING KNOWN THE CONTENTS THEREOF.



RYAN FOY, LIEUTENANT

SO ANSWERS,



BRIAN M. SZUMSKI, SHERIFF

November 02, 2021

PROTHONOTARY LUZERNE COUNTY
FILED NOV 4 21 AM 11:46

Instrument #: 4870196
Recorded Date: JAN 1, 0001
12:00:01 AM
Instrument Type: MORTGAGES - CONVERTED
County: LUZERNE
Municipality: NO MUNICIPALITY ENTERED
Recording Status: VERIFIED

Notes:

MORTGAGOR
NAME NOT ENTERED

Book: 1870
Page: 914
Total Pages: 7
Parcel Numbers:

MORTGAGEE
NAME NOT ENTERED